

Narrative

General Information

County Name: [Howard County](#)

Person Performing Ratio Study: [Mindy Heady – Howard County Assessor](#)
[Jay Morris – Ad Valorem Solutions, LLC](#)
[Jaime Morris – Ad Valorem Solutions, LLC](#)

Sales Window (e.g., 1/1/20 to 12/31/20):

[For Howard County we used sales from 01/01/2019 through 12/31/2020 for Howard, Jackson, Monroe, and Union township ResImp.; Commercial & Industrial Improved \(C1\) and Commercial & Industrial Land \(L2\). For all other study groups sales from 01/01/2020 through 12/31/2020 were used.](#)

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

[No. We did not have enough paired sales to establish a reliable time adjustment.](#)

Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

[The Residential Vacant land was grouped \(L1\). With the exception of Center and Harrison none of them have enough sales in a Township, and Center and Harrison don't have any one neighborhood that has more than 5 sales. For this reason, we have always grouped our land as one grouping.](#)

[Due to the limited amount of sales, all commercial and industrial land was trended together \(L2\). There were not enough sales in any one neighborhood to make any trending adjustments.](#)

[The commercial properties primarily are in Center, Harrison, and Taylor townships. Due to the neighborhoods and market areas crossing township lines, the commercial and industrial properties are grouped \(C1\).](#)

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Ervin Twp. 35% Monroe Twp. 70%	New Construction of over \$560,000. Two new parcels created from combinations
Commercial Vacant	Harrison Twp. 12% Honey Creek Twp. -60% Taylor Twp. -10%	Land order updated along with re-classification of some land during reassessment. One parcel moved from ComVac to ComImp Land split for new construction
Industrial Improved	Honey Creek Twp. 53%	Parcel combined and changed from com to ind.
Industrial Vacant	Taylor Twp. 100%	One new Industrial parcel created.
Residential Improved	Union Twp. 17%	Neighborhood raised over 15% due to increase in market. Primarily small ag township. So this is why entire township over 15% increase as well.
Residential Vacant	Harrison Twp. 29% Howard Twp. 31%	Land order change, multiple parcels had DD removed. Several parcels had Developers Discount removed as well as new sub-division created.

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. The townships of Clay, Ervin, Monroe, Harrison, and Honey Creek were reviewed during phase three of the reassessment.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed. We updated the land order for Clay, Ervin, Monroe, Harrison, and Honey Creek townships. We are completing the land order with each phase of the reassessment.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor’s office, or any other information deemed pertinent.

Howard County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as do extensive remodeling. During the sales validation

process, the county also utilizes this same method of establishing effective age. During the site visit, if an internal visit is denied, a call to the owner or seller provides additional information with the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance. On less extensive remodeling, change of condition may result.

With the number of sales in Howard County, during the trending process we would look at 2 to 3 years' worth of sales to assist with some neighborhoods that did not have a lot of sales. However, our final study was completed with the sale dates established above.